



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, FEBRUARY 28, 2006

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR RALPH LYLE
VICE-CHAIR ROBERT J. BENICH
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

PLANNING COMMISSION AGENDA

FEBRUARY 28, 2006

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**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: February 14, 2006

PUBLIC HEARINGS:

- 1) **ZONING AMENDMENT, ZAA-04-11/USE PERMIT, UP-05-14: COCHRANE-TBI:** A request for approval of a precise development plan to construct an approximate 77,000-sf commercial shopping center at the northwest corner of Cochrane Rd. and Madrone Pkwy. A conditional use permit is also requested for a bank with a drive-up window proposed within the shopping center. The subject site is 7.72 acres in size, and is zoned PUD, Planned Unit Development. (APN 726-33-028)

Recommendation: Open Public Hearing/Adopt Resolution approving the precise development plan, with recommendation to forward request to the City Council for approval; and adopt Resolution approving conditional use permit request.

- 2) **USE PERMIT, UP-06-02: MONTEREY-PAWS PLACE:** A request for approval of a use permit to allow a Paws Place kennel at an existing building located at 15790 Monterey Rd. The project site is zoned Planned Unit Development – General Commercial. (APN 817-73-004, -005, -006, -007)

Recommendation: Open Public Hearing/Adopt Resolution approving conditional use permit request.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE MARCH 14, 2006 MEETING:

- **GPA-05-05: City of Morgan Hill-ULL/Greenbelt Study**
- **ANX-05-18: Santa Teresa-Blackrock**
- **GPA-05-06: Santa Teresa-Blackrock**
- **ZA-05-27: Santa Teresa-Blackrock**
- **USA-05-01: Santa Teresa-Blackrock**
- **ANX-06-01: Edmundson-Oak Meadow Plaza**
- **ZA-06-01: Edmundson-Oak Meadow Plaza**
- **USA-05-02: Edmundson-Oak Meadow Plaza**
- **UP-05-06: Adams-Natt Veterinary Hospital**
- **DAA-05-01: Cochrane-Mission Ranch**
- **SD-06-03: Cochrane-Mission Ranch**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.